

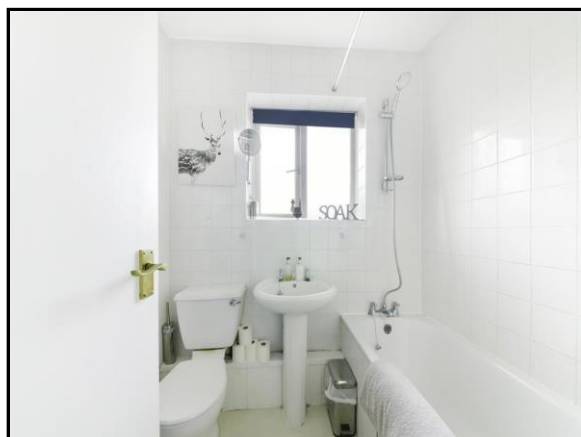


Bletchingley Road, Merstham, RH1 3PJ

Offers In Excess Of: £359,995 Freehold

A three bedroom property with South facing rear garden, 15'6 x 7'10 kitchen, 13'1 X 9'2 garden room, 13'9 x 11'11 sitting room and gardens to front and rear. The property is within walking distance to Merstham Village with local amenities and mainline railway station providing commuter links to London, Gatwick and the South coast.

Bus routes serve Redhill town centre which offers more comprehensive shops, pubs and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7.



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DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs to first floor landing, down-lighter, radiator, cupboard housing meter, door to:

SITTING ROOM

4.19m (13' 9") x 3.63m (11' 11")

Front aspect double glazed window, wall mounted radiator, power points, TV aerial point, dimmer switch, telephone point, wall mounted lights, door to:

KITCHEN

4.72m (15' 6") x 2.39m (7' 10")

Fitted in a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, built in electric oven with 4 ring gas hob and extractor hood over, breakfast bar, wood style flooring, tiled walls, power points, space for fridge/freezer, space and plumbing for washing machine, rear aspect double glazed window, understairs storage cupboard, rear aspect door giving access to garden room, concealed lighting, cupboard housing boiler.

GARDEN ROOM

3.99m (13' 1") x 2.79m (9' 2")

Rear aspect and side aspect windows, power points, light, rear aspect double glazed door giving access to patio and rear garden.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, door to:

MAIN BEDROOM

4.04m (13' 3") x 3.12m (10' 3")

Front aspect double glazed windows, radiator, power points.

BEDROOM 2

3.23m (10' 7") x 2.87m (9' 5")

Rear aspect double glazed window overlooking rear garden, radiator, power points, spot-light.

BEDROOM 3

3.12m (10' 3") x 2.21m (7' 3")

Front aspect Upvc double glazed window, radiator, power points.

FAMILY BATHROOM

Comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, chrome heated towel rail, rear aspect obscured double glazed window, tiled walls.

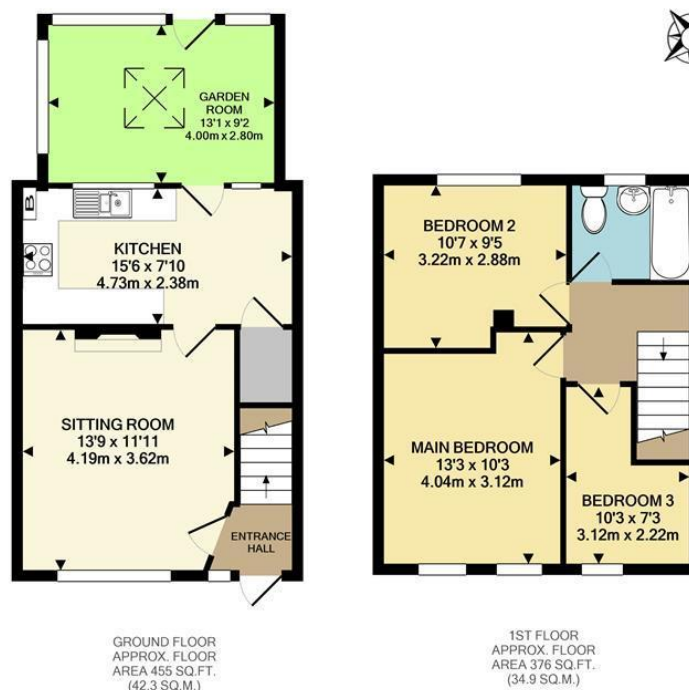
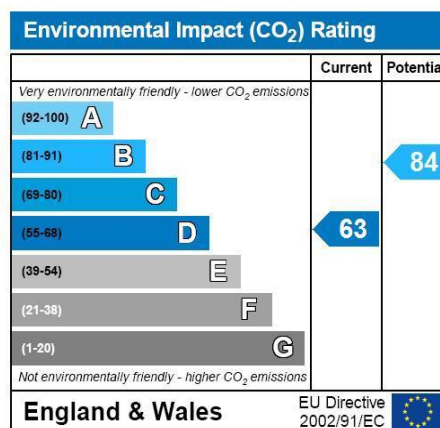
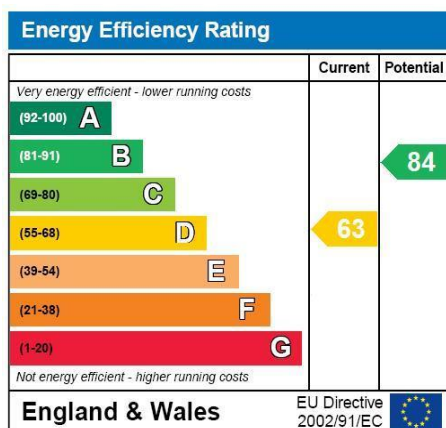
OUTSIDE

REAR GARDEN

Mainly laid to lawn with mature shrubs and flower borders, timber built shed, fencing, patio, side access.

FRONT GARDEN

Pathway leading to front door, area of level lawn.



TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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